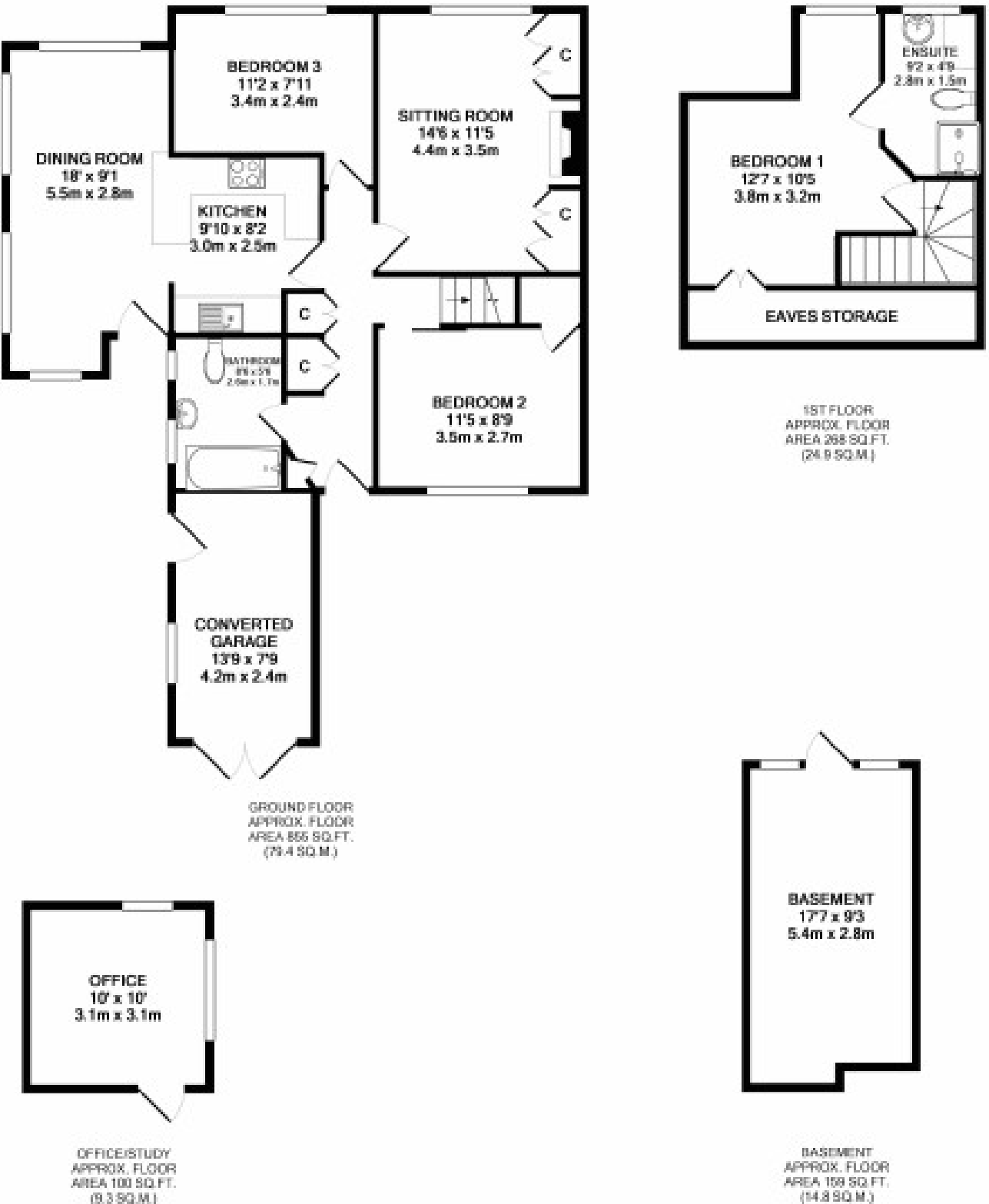
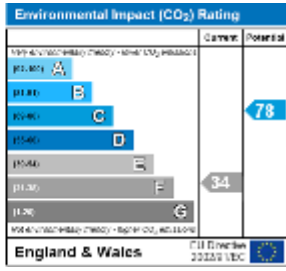
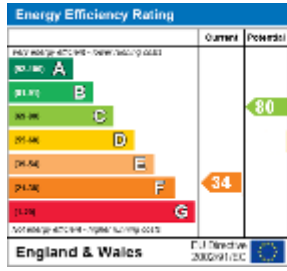




FOORDS LANE, VINES CROSS, TN21 9ER £399,995



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 620118



Attractive semi-detached Chalet Bungalow
Large Kitchen/Breakfast Room
Sitting Room with open fireplace
3 Double Bedrooms
Master Bedroom with En-suite Shower Room
Large Gardens
Wide Driveway, Single Garage
Sought-after Village Location

PLEASE NOTE: These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. An interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the Agents then a request should be made and specific written confirmation can be provided. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Any services, heating systems or appliances remaining have not been tested and no warranty can be given or implied as to their working condition. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific and requested written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

Westwoods Estate Agents. 52 High Street, Heathfield, East Sussex, TN21 8JB.
 Tel: 01435 868020. Fax: 01435 864441. www.westwoodsestateagents.co.uk

A very attractive and deceptively spacious semi-detached chalet bungalow, with accommodation comprising entrance hall, large kitchen/breakfast room, sitting room, 3 double bedrooms with en-suite shower room to the master, family bathroom, large gardens, driveway and garage. The property also benefits from UPVC double glazing, oil-fired central heating and has been re-wired.

AGENTS' NOTE: The garage is currently used as a home office space.

Council Tax Band C - 2018/2019 £1,660.92

Within walking distance of the centre of the sought-after village of Vines Cross with attractive country Pub. The town of Heathfield with its range of shops, doctors surgery and banking facilities is about 3 miles away. There are a range of well regarded state and private Primary Schools in the area and Heathfield Community College for secondary education is about 2 miles with a school bus available if required.

The coast at Eastbourne is approx 13 miles and the spa town of Tunbridge Wells is within 16 miles.

ENTRANCE HALL UPVC front door from the driveway to the entrance hall, exposed pine floorboards, range of storage cupboards, linen cupboard, airing cupboard housing hot water tank, stairs rising to the first floor.

KITCHEN/BREAKFAST ROOM Kitchen Area 9'06" x 7'07" Range of modern units with wooden worksurfaces over, Belfast sink with mixer tap, plate/rack/dresser unit over sink, space and plumbing for dishwasher and washing machine, space for cooker, extractor over, space for undercounter fridge, part-tiled walls, tiled floor, part-glazed door to the hallway

Breakfast Area 18' x 9'02" Triple aspect with views over the rear garden, exposed pine floorboards, door to the courtyard garden.

SITTING ROOM 14'03" x 11'04" Open fireplace with slate hearth and wooden mantle over, built-in storage cupboards, window to the rear overlooking the garden.

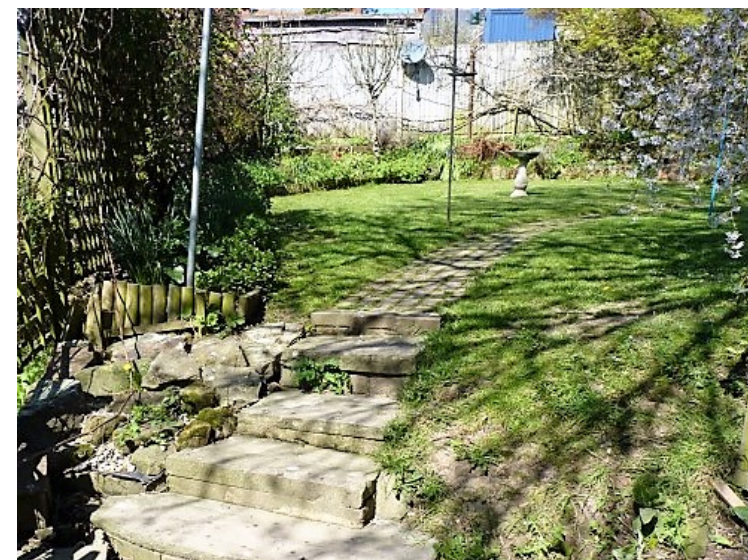
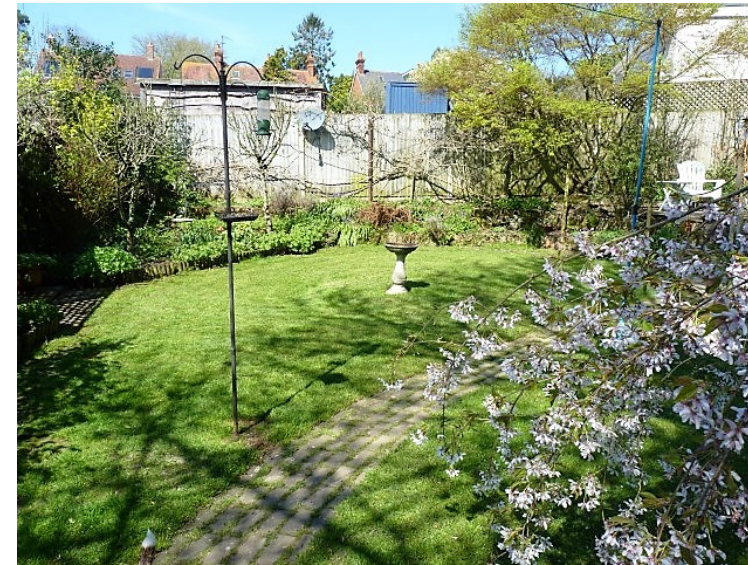
BEDROOM 2 11'04" x 9' Built-in storage/wardrobe cupboard, window to the front.

BEDROOM 3 11'01" x 7'11" (plus door recess) Window overlooking the rear garden.

FAMILY BATHROOM White suite comprising low level W.C., pedestal wash handbasin, panelled bath with Triton electric shower over, part-tiled walls, shaver point, obscure window to the side.

FIRST FLOOR

MASTER BEDROOM 13'03" (max) x 10'05" (plus door recess) Walk-in wardrobe with fitted wall heater, window overlooking the rear garden, door to en-suite shower room.





EN-SUITE SHOWER ROOM White suite comprising low level W.C. (Saniflow XR), pedestal wash handbasin, single shower cubicle with MIRA shower, storage area, heated towel rail, obscure window to the rear.

DRIVEWAY AND FRONT GARDEN Wide driveway providing off-road parking for several vehicles, single garage, (light, power and heat connected and currently used as a home office), double gates to the courtyard garden, front garden laid to lawn with pathway to the front door, part fence enclosed.

REAR GARDENS Very attractive and extensive gardens set over three levels, beginning with the paved courtyard garden to the side of the garage with a storage shed, pedestrian access to the garage and the back door, with double gates to the driveway. 5 steps lead down along a pathway, around the house to the middle garden, which has numerous specimen trees and shrubs, grape vines and apple trees, with a studio and a large patio seating area. The rear door opens to an extensive underhouse storage area which also houses the central heating boiler with power connected. 4 steps lead to the middle garden which is laid to lawn with flower borders, a pond and a pathway, with a further 3 steps leading to lower garden with large fruit and vegetable raised beds, which could provide self-sufficiency, with two further filtered ponds containing numerous fish including indigenous species. There is also a glass greenhouse to the rear of the house, the detached studio room has light, power and heating. There is a further garden storage shed at the bottom of the middle section.



